

TITLE 8 DEVELOPMENT CODE**DIVISION 6: PLANNING AREAS AND SPECIFIC PLANS****CHAPTER 4: MOUNTAIN SUB-REGION (RSA 30).****Sections:**

- 86.040050 Mountain Subregion Planning Area.
- 86.040250 Bear Valley Planning Area.
- 86.040350 Crest Forest Planning Area.
- 86.040450 Hilltop Planning Area.
- 86.040550 Lake Arrowhead Planning Area.
- 86.040650 Lytle Creek Planning Area.

86.040050 Mountain Subregion Planning Area.

The following shall apply to all mountain areas not within another Mountain Planning Area and shall replace the corresponding development standards provided in the land use districts and applicable overlay districts.

Single Residential Development Standards

| DEVELOPMENT STANDARDS | | |
|---|-------------------|--|
| Maximum Structure Height (ft.) | | 35 |
| Minimum Lot Size (sq. ft.) map suffix will modify | | 7,200 |
| Maximum Lot Coverage (building coverage) | | 50% |
| Maximum Lot Dimensions (width to depth ratio) | ≥ 10 acres | 1:4 |
| | < 10 acres | 1:3 |
| Minimum Lot Dimensions (width/depth in ft.) | interior lot | 60/100 |
| | corner lot | 70/100 |
| | lot size 1 acre + | 150 wide |
| Front Yard Setback (ft.) See (1) below | | 15 |
| Side Yard Setbacks (ft.) | | 20% of lot width, need not exceed 15* |
| Rear Yard Setbacks (ft.) | | 15 |
| Street Side Yard Setbacks (ft.) | | 15 |

* The side yard setback standards in the Fire Safety Overlay District [Section 85.020220(b)] shall prevail. The setback provisions of the small lot development standards [Section 88.0915(c)(2)] shall not apply.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3384 (1990), Amended Ordinance 3918 (2004),

86.040250 Bear Valley Planning Area.

(a) Single Residential (RS) Land Use District Development Standards.

| DEVELOPMENT STANDARDS | | |
|---|-------------------|--|
| Maximum Structure Height (ft.) | | 35 |
| Minimum Lot Size (sq. ft.) | | 7,200 |
| Maximum Lot Coverage (building coverage) | | 40% |
| Maximum Lot Dimensions (width to depth ratio) | ≥ 10 acres | 1:4 |
| | < 10 acres | 1:3 |
| Minimum Lot Dimensions (width/depth in ft.) | interior lot | 60/100 |
| | corner lot | 70/100 |
| | lot size 1 acre + | 150 wide |
| Front Yard Setback (ft.) | | 15 |
| Side Yard Setbacks (ft.) | | 20% of lot width, need not exceed 15* |
| Rear Yard Setbacks (ft.) | | 15 |
| Street Side Yard Setbacks (ft.) | | 15 |

* The side yard setback standards in the Fire Safety Overlay District [Section 85.020220(b)] shall prevail. The setback provisions of the small lot development standards [Section 88.0915(c)(2)] shall not apply.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3384 (1990); Amended Ordinance 3460 (1991); Amended Ordinance 3472 (1991); Amended Ordinance 3515 (1992); Amended Ordinance 3563 (1993); Amended Ordinance 3612 (1995), Amended Ordinance 3918 (2004).

86.040350 Crest Forest Planning Area.**(a) Single Residential Development Standards**

| DEVELOPMENT STANDARDS | | |
|---|-------------------|--|
| Maximum Structure Height (ft.) | | 35 |
| Minimum Lot Size (sq. ft.) | | 7,200 |
| Maximum Lot Coverage (building coverage) | | 40% |
| Maximum Lot Dimensions (width to depth ratio) | ≥ 10 acres | 1:4 |
| | < 10 acres | 1:3 |
| Minimum Lot Dimensions (width/depth in ft.) | interior lot | 60/100 |
| | corner lot | 70/100 |
| | lot size 1 acre + | 150 wide |
| Front Yard Setback (ft.) | | 15 |
| Side Yard Setbacks (ft.) | | 20% of lot width, need not exceed 15* |
| Rear Yard Setbacks (ft.) | | 15 |
| Street Side Yard Setbacks (ft.) | | 15 |

* The side yard setback standards in the Fire Safety Overlay District [Section 85.020220(b)] shall prevail. The setback provisions of the small lot development standards [Section 88.0915(c)(2)] shall not apply.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3384 (1990); Amended Ordinance 3660 (1996), Amended Ordinance 3918 (2004),

86.040450 Hilltop Planning Area.

Single Residential Development Standards

| DEVELOPMENT STANDARDS | | |
|---|-------------------|--|
| Maximum Structure Height (ft.) | | 35 |
| Minimum Lot Size (sq. ft.) | | 7,200 |
| Maximum Lot Coverage (building coverage) | | 50% |
| Maximum Lot Dimensions (width to depth ratio) | ≥ 10 acres | 1:4 |
| | < 10 acres | 1:3 |
| Minimum Lot Dimensions (width/depth in ft.) | interior lot | 60/100 |
| | corner lot | 70/100 |
| | lot size 1 acre + | 150 wide |
| Front Yard Setback (ft.) | | 15 |
| Side Yard Setbacks (ft.) | | 20% of lot width, need not exceed 15* |
| Rear Yard Setbacks (ft.) | | 15 |
| Street Side Yard Setbacks (ft.) | | 15 |

* The side yard setback standards in the Fire Safety Overlay District [Section 85.020220(b)] shall prevail. The setback provisions of the small lot development standards [Section 88.0915(c)(2)] shall not apply.

Adopted Ordinance 3384 (1990), Amended ordinance 3918 (2004),

86.040550 Lake Arrowhead Planning Area.

The following development standards shall replace the corresponding development standards provided in the land use districts and applicable overlay districts.

Single Residential Development Standards

| DEVELOPMENT STANDARDS | | |
|--|-------------------|--|
| Maximum Structure Height (ft.) | | 35 |
| Minimum Lot Size (sq. ft.) Slope/density formula or map suffix will modify | | 7,200 |
| Maximum Lot Coverage (building coverage) | | 40% |
| Maximum Lot Dimensions (width to depth ratio) | ≥ 10 acres | 1:4 |
| | < 10 acres | 1:3 |
| Minimum Lot Dimensions (width/depth in ft.) | interior lot | 60/100 |
| | corner lot | 70/100 |
| | lot size 1 acre + | 150 wide |
| Front Yard Setback (ft.) | | 15 |
| Side Yard Setbacks (ft.) | | 20% of lot width, need not exceed 15* |
| Rear Yard Setbacks (ft.) | | 15 |
| Street Side Yard Setbacks (ft.) | | 15 |

* The side yard setback standards in the Fire Safety Overlay District [Section 85.020220(b)] shall prevail. The setback provisions of the small lot development standards [Section 88.0915(c)(2)] shall not apply.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3384 (1990), Amended Ordinance 3918 (2004),

86.040650 Lytle Creek Planning Area.

The following development standards shall replace the corresponding development standards provided in the land use districts and applicable overlay districts.

Single Residential Development Standards

| DEVELOPMENT STANDARDS | | |
|--|-------------------|--|
| Maximum Structure Height (ft.) | | 35 |
| Minimum Lot Size (sq. ft.) map suffix will modify | | 7,200 |
| Maximum Lot Coverage (building coverage) | | 40% |
| Maximum Lot Dimensions (width to depth ratio) | ≥ 10 acres | 1:4 |
| | < 10 acres | 1:3 |
| Minimum Lot Dimensions (width/depth in ft.) | interior lot | 60/100 |
| | corner lot | 70/100 |
| | lot size 1 acre + | 150 wide |
| Front Yard Setback (ft.) | | 15 |
| Side Yard Setbacks (ft.) | | 20% of lot width, need not exceed 15* |
| Rear Yard Setbacks (ft.) | | 15 |
| Street Side Yard Setbacks (ft.) | | 15 |

* Additional setback standards:

- (a) All structures shall maintain a ten (10) foot separation.
- (b) Small lot development standards (Section 88.0905) shall apply, where applicable.
- (c) A minimum thirty (30) foot building separation is required for areas without adequate fire flow or where the average slope is fifteen percent (15%) or greater.
- (d) The thirty (30) foot building separation may be reduced in accordance with the mitigation measures specified by the Fire Safety (FR) Overlay District (e.g. increased fire resistive construction, residential fire sprinklers, and/or alarm systems as approved by local Fire Authority).

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3384 (1990)